

047.A

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

434,100 / 434,100

USE VALUE:

434,100 / 434,100

ASSESSED:

434,100 / 434,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 156

Owner 1: BAYER ANDREW

Owner 2:

Owner 3:

Street 1: 156 MEDFORD ST UNIT 156

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PEYTON JOHN T JR -

Owner 2: -

Street 1: 156 MEDFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7458																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	430,800	3,300		434,100		210027
							GIS Ref
							GIS Ref
							Insp Date
							07/16/18

PREVIOUS ASSESSMENT								Parcel ID	047.A-0002-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	424,600	3300	.	.	427,900	427,900	Year End Roll	12/18/2019
2019	102	FV	438,000	3300	.	.	441,300	441,300	Year End Roll	1/3/2019
2018	102	FV	404,300	3300	.	.	407,600	407,600	Year End Roll	12/20/2017
2017	102	FV	369,400	3300	.	.	372,700	372,700	Year End Roll	1/3/2017
2016	102	FV	369,400	3300	.	.	372,700	372,700	Year End	1/4/2016
2015	102	FV	342,200	3300	.	.	345,500	345,500	Year End Roll	12/11/2014
2014	102	FV	327,000	3300	.	.	330,300	330,300	Year End Roll	12/16/2013
2013	102	FV	327,000	3300	.	.	330,300	330,300		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEYTON JOHN T J	68903-359		2/16/2017		450,000	No	No		
CHU AMY	31452-495		5/31/2000		265,000	No	No		
TULLOCH MICHAEL	29030-394		8/28/1998		328,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
8/30/2017	1123	Insulate	2,400	C					7/16/2018	Measured	DGM	D Mann		
5/2/2017	497	Inter Fi	23,500	C				redo bath,reroof g	9/25/2017	Measured	DGM	D Mann		
4/25/2017	467	Inter-De	2,500	C					9/25/2017	Permit Visit	DGM	D Mann		
11/3/1998	762	Redo Kit	10,000					REM/KIT/BA/SKYLIGH	9/25/2017	Left Notice	DGM	D Mann		
									7/12/1999		PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			CONDO CONVERSION 1999.										
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: YELLOW				A Kits:	Rating:													
View / Desir: N - NONE				Fpl: 1	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				COND INFORMATION														
Year Blt: 1924	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 40.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2						
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen: 1998										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.98980200														
Insulation: 2 - Typical				Adj \$ / SQ: 394.189														
Int vs Ext: S				Other Features: 70750														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.14999998														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 529240														
% Com Wall		% Sprinkled:		Depreciation: 98439				Juris. Factor:		Before Depr: 453.32								
				Depreciated Total: 430801				Special Features: 0		Val/Su Net: 436.03								
								Final Total: 430800		Val/Su SzAd: 436.03								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.A-0002-0004.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	AV	1924	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300		AssessPro Patriot Properties, Inc				